

PB# 97-5

GORDON, BERNICE

25-5-51.4

39-1-23

GORDON, BERNICE - LOT LINE CHANGE

97 - 5

GLENDAL DRIVE (CROTTY FOR TOWN OF NEW WINDSOR)

Approved 3-7-97

2/7/97 Fee waived - Lot Line Change is
for the Town of New Windsor

Map Number

65-91

City

[]

Town

[x]

Village

[]

New Windsor

Section

25

Block

5

Lot

51.4

39

1

23

Title:

GORDON, HERBERT &

GORDON, BERNICE B.

Dated:

2/6/97 Revised

Filed

3-25-97

Approved by

EDWARD STENT

on

March 7, 1997

Record Owner

GORDON, BERNICE B. and

GORDON, HERBERT

JOAN A. MACCHI
Orange County Clerk

97-5

EX SMH
RIM 153.4
INV. IN 148.31
INV. IN 148.01
INV. OUT 148.01

EX CB
RIM 153.21
INV. 151.51

NEW D.M.H. #3
(6' DIA.)
RIM 153.4±
INV. 142.0

EX CB
RIM 151.81
INV. 150.31

CHAIN LINK FENCE
GATE INSTALLED
SECTION OF THE

DRIVE
1-00 140 LF

GLENWOOD

E-E

POOL

EX INV. 153.0

EXTEND 24" RCP TO
FACE OF PROPOSED
GABION WALL

PE INV. 152.0

**PREVIOUS
DOCUMENT
IN POOR
ORIGINAL
CONDITION**

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/06/97

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 97-5

NAME: GORDON LOT LINE CHANGE

APPLICANT: TOWN OF NEW WINDSOR

---DATE---	MEETING-PURPOSE-----	ACTION-TAKEN-----
03/07/97	PLANS STAMPED	APPROVED
02/12/97	P.B. APPEARANCE	LA:ND WVE. PH APPR
02/07/97	WORK SESSION APPEARANCE	SUBMIT APPLICATION

GORDON LOT LINE CHANGE (97-5) GLENDALE DRIVE

MR.. EDSALL: I'm representing the Town of New Windsor. We're being cost efficient and saving the expense of the attorney to come to the meeting. You know how expensive those attorneys are. There's a little synopsis in the review comments I submitted. As you may know, Town of New Windsor has received bids for storm water drainage improvements project which basically runs from up on Garden Avenue down through Hudson and Birchwood an en route, it runs through the property that is depicted on the map before you tonight for a lot line change. On the northeast end of property, near Glendale Drive, you will see where the drainage easement enters the property and you can see an existing storm water pipe running in a southerly direction, the town also has proposed additional piping that will run off this property out into Glendale Drive, the fact that there was so many facilities being constructed as part of the easement negotiations, it was proposed that the town just purchase the northeast portion of the properties. So what's proposed tonight is that the property line which runs along the stone wall be relocated in a northeasterly direction and then the residential parcel will increase in size, the resulting parcel on the northeast end which is a smaller parcel will be purchased by the Town of New Windsor. It is not intended for building purposes, it is purely intended as a lot for utilities. Basically storm water utilities. There's not much room left, believe me. I have prepared just for interest sake, some copies of the improvement plan as it was bid and when you look at it, you'll see I tried to copy it so you'd see the whole area, you'll see the drainage channel coming into the property, an L-shaped gabion wall, the existing pipe going out to the right, the new pipe going up toward Glendale. The bottom line is that that parcel is going to be fully used by drainage so there's no room left. So it's proposed by the Town of New Windsor and the Gordons that you approve a lot line change that the town can acquire the property and proceed with the drainage project.

MR. LUCAS: What's Glenwood?

MR. EDSALL: That apparently is what, the plans were prepared, there's several names for this, including Park Lawn Drive, Glendale Drive and Glenwood.

MR. LUCAS: That is the one that connects Glendale and Birchwood, that little--

MR. EDSALL: Yes.

MR. PETRO: Mr. Edsall, it says parcel to be acquired by the Town of New Windsor, has it been acquired?

MR. EDSALL: No, it can't be because the town is only purchasing a portion of that lot that currently exists, so it is proposed that the line would be relocated and then concurrent, I would say with this filing of the lot line change, the town would have an agreement to purchase that.

MR. PETRO: Who is the present owner?

MR. EDSALL: The Gordons own both lots.

MR. PETRO: Do we have a proxy that we can act on this on their behalf?

MS. MASON: Yes, we do.

MR. PETRO: They don't have any representation here?

MS. MASON: No.

MR. PETRO: We do have a proxy in front of us. It is signed and it is in front of the Chairman of the Planning Board from the Gordons. So with that, I'd like to take a motion for lead agency.

MR. DUBALDI: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the Town of New Windsor Planning Board assume lead agency for the Town of New Windsor Gordon lot line change on Glendale Drive and Harth Avenue. Is there any further

discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. LUCAS: The only thing that is happening is the town is going to acquire an increase in the size of the lot of the Gordons.

MR. PETRO: Decrease.

MR. KRIEGER: Increase.

MR. PETRO: Right, increase.

MR. LUCAS: So nobody's affected here.

MR. PETRO: Nothing is changing except the line.

MR. LUCAS: Make a motion we waive public hearing.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the new Windsor Planning Board waive the public hearing under its discretionary judgment for the Town of New Windsor Gordon lot lane change. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. DUBALDI: I make a motion.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the

New Windsor Planning Board declare negative dec under the SEQRA process for the Town of New Windsor Gordon lot line change. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: Is there any further comments or discussion that we need to go over at this time?

MR. LUCAS: I we grant final approval.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Town of New Windsor Gordon lot lane change on Glendale Drive and Harth Drive. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. KRIEGER: Off the record.

(Discussion was held off the record)

RESULTS OF P.B. MEETING

DATE: February 12, 1997

PROJECT NAME: Norden L.L. Cty PROJECT NUMBER 97-5

LEAD AGENCY:

* NEGATIVE DEC:

M) D S) LN VOTE: A 4 N 0

* M) D S) LN VOTE: A 4 N 0

CARRIED: YES ☒ NO ☐

* CARRIED: YES: ☒ NO ☐

PUBLIC HEARING: M) LN S) LN VOTE: A 4 N 0

WAIVED: YES ☒ NO ☐

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.E.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) LN S) LN VOTE: A 4 N 0 APPROVED: 2-14-97

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Property for Stormwater Utilities



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: TOWN OF NEW WINDSOR/GORDON LOT LINE CHANGE
PROJECT LOCATION: GLENDALE DRIVE AND HARTH DRIVE
SECTION 25-BLOCK 5-LOT 51.4 AND
SECTION 39-BLOCK 1-LOT 23
PROJECT NUMBER: 97-5
DATE: 12 FEBRUARY 1997
DESCRIPTION: THE APPLICATION INVOLVES A PROPOSED LOT LINE
CHANGE BETWEEN THE TWO INDICATED PARCELS, WITH
THE "SMALLER" PARCEL BEING ACQUIRED BY THE
TOWN OF NEW WINDSOR.

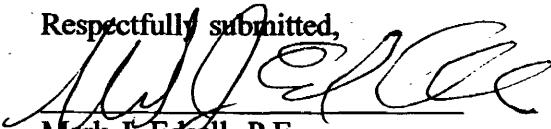
1. As the Planning Board Members may be aware, the Town has received bids for stormwater drainage improvements for Phase I of a major project. The large portion of this current project involves improvements from Garden Avenue down to Birchwood and Hudson Drives. Along the route, these improvements run through the northeasterly lot of this application. As part of the discussions with the property owner regarding a drainage easement, it was agreed to perform this lot line change and have the Town acquire the northeasterly lot, which will be somewhat reduced in size as part of this application.
2. From a zoning standpoint, the residential lot to the southwest (Lot 23) is being increased in size, and is therefore not a zoning compliance problem. The northeasterly lot (Lot 51.4) is being decreased in size; however, this lot is not for building purposes and is to be acquired by the Town of New Windsor and effectively become part of the Town owned properties of Glendale Drive. The lot will be encumbered by both 24" diameter RCP and 36" diameter HDPE drainage piping, as well as a gabion wall inlet structure, which will obviously restrict any other use of this property. Not being a building lot and being a Town owned property for utility purposes, I do not believe any zoning concerns would exist.
3. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: TOWN OF NEW WINDSOR/GORDON LOT LINE CHANGE
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SECTION 25-BLOCK 5-LOT 51.4 AND
SECTION 39-BLOCK 1-LOT 23
PROJECT NUMBER: 97-5
DATE: 12 FEBRUARY 1997

4. The Planning Board should determine if a **Public Hearing** will be necessary for this **lot line change**, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
5. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:NWGORDO.mk



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # 97-5
WORK SESSION DATE: 5 Feb 97 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: Full
PROJECT NAME: Gordon Yc w/ T/NW
PROJECT STATUS: NEW X OLD _____
REPRESENTATIVE PRESENT: Phil Crotty
MUNIC REPS PRESENT: BLDG INSP. avoid
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Yc change w/ T/NW
as part of Phase I
drainage project

Corrections to be made to
plan

next weeks agenda

4MJ091 powersform



TOWN OF NEW WINDSOR

97 - 5

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

"XX"

APPLICATION TO:
TOWN OF NEW WINDSOR PLANNING BOARD

178XPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Chg. X Site Plan _____ Spec. Permit _____

1. Name of Project Gordon Lot Line Change
2. Name of Applicant Town of New Windsor Phone (914) 563-4630
Address 555 Union Avenue, New Windsor, NY 12553
(Street No. & Name) (Post Office) (State) (zip)
3. Owner of Record Bernice B. Gordon Phone 565-5304
Address 89 Harth Drive, New Windsor, N.Y. 12553
(Street No. & Name) (Post Office) (State) (zip)
4. Person Preparing Plan William Hildreth, L.S.
Address 33 Quassaick Avenue, New Windsor, NY 12553
(Street No. & Name) (Post Office) (State) (zip)
5. Attorney Philip A. Crotty Phone (914) 563-4630
Address 555 Union Avenue, New Windsor, N.Y. 12553
(Street No. & Name) (Post Office) (State) (zip)
6. Person to be notified to represent applicant at Planning Board Meeting Philip A. Crotty Phone 563-4630
(Name)
7. Project Location: On the w/s side of Glendale Drive (aka Parklawn Dr.)
Approx. 125 feet North of Birchwood Lane
(direction) (street)
8. Project Data: Acreage of Parcel 4,899 s.f. Zone R-4.
School Dist. Newburgh.
9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y _____ N X

If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.

10. Tax Map Designation: Section 95 Block 5 Lot 51.4 2
39 1 23

11. General Description of Project: Town Constructing gabion wall
on Parcel (25-5-51.4) as part of drainage project.

12. Has the Zoning Board of Appeals granted any variances for
this property? yes X no.

13. Has a Special Permit previously been granted for this
property? yes X no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the
property owner, a separate notarized statement from the owner
must be submitted, authorizing this application.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and
states that the information, statements and representations
contained in this application and supporting documents and
drawings are true and accurate to the best of his/her knowledge
and/or belief. The applicant further acknowledges responsibility
to the Town for all fees and costs associated with the review of
this application.

Sworn before me this

3rd day of February 1997

[Signature]
Applicant's Signature

[Signature]
Notary Public

PATRICIA A. BARNHART
Notary Public, State of New York
No. 01BA4904434
Qualified in Orange County
Commission Expires August 31, 1997

TOWN USE ONLY:

RECEIVED FEB 6 1997

Date Application Received

97 - 5

Application Number

"X"

APPLICANT'S PROXY STATEMENT
(for professional representation)

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

Bernice B. Gordon, deposes and says that he
(Applicant)

resides at 89 Harth Drive, New Windsor
(Applicant's Address)

in the County of Orange

and State of New York

and that she is the ^{owner of} ~~applicant~~ for the Parcel 25-5-51.4 (Gordon
lot nine property)
(Project Name and Description)

which is the premises described in the foregoing application and

that he has authorized Philip C. Cotty, Esq. - Town of New Windsor
(Professional Representative)

to make the foregoing application as described therein.

Date: 2/3/97

Bernice B. Gordon
(Owner's Signature)

Patricia C. Bamhart
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.